

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, January 24, 2012

8:00 P.M.

ROOM 206
Town Hall

PUBLIC HEARING

Special Permit Application #60-J, Country Club of Darien, 300 Mansfield Avenue. Proposing to clear an existing area in the southwest corner of the Club property, and use it for the growing of turf and trees for future transplanting onto the golf course, and perform related site activities. The subject property is located on the east side of Mansfield Avenue, approximately 1,250 feet south of its intersection with Middlesex Road, and is shown on Assessor's Map #5 as Lot #40, R-2 Zone.

Coastal Site Plan Review #50-C, Flood Damage Prevention Application #39-C, Land Filling & Regrading Application #271, Steven K. & Lisa B. Eppley, 6 Contentment Island Road. Proposing to raise (elevate) the existing residence, garage and driveway areas, replace the swimming pool, upgrade the septic system, and perform related site development activities within regulated areas. The subject property is on the west side of Contentment Island Road approximately 300 feet south of its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #64, in the R-1 Zone.

Coastal Site Plan Review #269, Flood Damage Prevention Application #305, Land Filling & Regrading Application #269, Francis & Catherine Gallagher, 32 Pasture Lane. Proposing to raze the existing residence and detached garage, and construct a new single-family residence with attached garage, and perform related site development activities within regulated areas. The subject property is on the southeast side of Pasture Lane approximately 2,300 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #51 as Lot #57-A, in the R-1 Zone.

Coastal Site Plan Review #270, Flood Damage Prevention Application #306, Land Filling & Regrading Application #270, Paul & Amy Darrah, 11 Peabody Lane (aka 66 Salem Straits). Proposing to: raze the existing residence and construct a replacement single-family residence with garage and pool; connect to the Town sewer system and abandon the existing septic system(s); raze the existing second residence and detached garage on the property; and perform related site development activities within regulated areas. The subject property is on the east side of Peabody Lane approximately 1,000 feet northeast of its intersection with Hawthorne Road (Salem Straits), and is shown on Assessor's Map #62 as Lot #60, in the R-1 Zone.

Subdivision Application #612, Estate of Mary C. Ewing, 203 Long Neck Point Road. Proposing to subdivide the 203 Long Neck Point Road property into two 1-acre lots. The subject property is located on the east side of Long Neck Point Road, approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone.

Special Permit Application #271, David Flagg, 90 Holmes Avenue. Proposing to establish a home-based business teaching children's arts and crafts classes. The subject property is on the west side of Holmes Avenue approximately 380 feet south of its intersection with West Avenue, and is shown on Assessor's Map #48 as Lot #120, in the R-1/5 Zone.

Business Site Plan #275-A/Special Permit, Phil's Grill, 340 Heights Road. Proposing to construct an addition to the existing restaurant and to perform related site development activities, and to establish additional outdoor dining, both within the Noroton Heights Shopping Center. The subject property is located on the north side of Heights Road, approximately 175 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23 and #24, in the DC Zone.

GENERAL MEETING

Administrative Permit Section 339 #1-2012, Estate of Mary C. Ewing, 203 Long Neck Point Road.

Request for a new driveway to serve a newly created rear lot. The subject property is located on the east side of Long Neck Point Road, approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone.

ADJOURN.